

1.89 acres/0.7 hectares

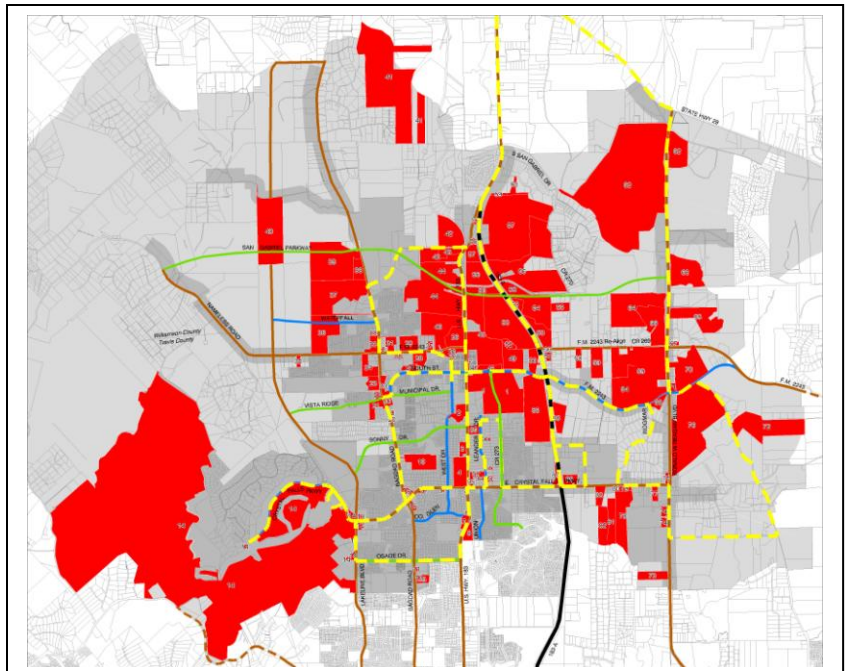
US 183 frontage

Utilities

15,970 square foot/1,484 square
meter shopping center

General Commercial Zoning

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1.89 Acres/0.7 Hectares
County Glen Plaza (Bradshaw Group)

Site 06

Property				
Total Acreage: 1.89 acres/0.7 hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. V		
Location				
City: Leander		County: Williamson		
Address/Directions: 1913 US Highway 183 South (Northwest Corner of County Glen and US 183)				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: immediate frontage east Distance to Interstate Highways: 12 miles/19.3 kilometers east		Type of Zoning: General Commercial – 3 – C and Local Office – 1 – A		
General Site Information				
Previous Use of Site: Greenfield		General Condition: Excellent		Dimensions: 390 x 340 feet/119 x 104 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands				Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Not Applicable
Improvements				
Rail Served: No		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Prime location on one of the last remaining “hard corners” on the south end of Leander.		
Fenced: No		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Office/Retail		
Deed Restriction(s): No		Covenants: No		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 12 & 8 inches/30.5 & 20.3 cm Pressure: 88 psi/606.7 kilopascal		Sewer - Size of Nearest Line: 8 & 6 inches/20.3 & 15.2 cm
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: (830) 868-6041	Facs: (512) 268-0328	Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 4 inch/10.2 cm, 3,000 feet/914 meters south of the site		Pressure: Intermediate Pressure at Woods Lane and US 183
Telecommunication Service: AT&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: (512) 259-1709	Facs: (512) 746-5807	Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Robert Garrick		Phone: (512) 426-1023	Facs: (512) 291-2723	Email: Robert@BradshawTexas.com Web Site: www.BradshawTexas.com
Sales Price: Not Applicable			Lease Price: \$20.00 to \$22.00 NNN	
Comments: Incredible location on the NW corner of US 183 and County Glen Road. Significant traffic counts on the “going-to-work” side of the highway. Please visit http://www.bradshawtexas.com/simplecms/uploads/County%20Glen%20Plaza-email.pdf for more details.				

City of Leander Economic Development Department ♦ www.leandertx.org ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.